This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040608

Return to:
LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

Send Tax Bills To:
America's Wholesale Lender
P.O. Box 660694-
Dallas, TX 75266-0694

Davidson County DEEDWARR
Recvd: 12/03/04 13:42 2pgs
Fees:13.00 Taxes:895.40
20041203-0144362

New Owner is:
Zhengda Pan and Haiyun Liu
505 Coldstream Place
Nashville, TN 37221

MAP: 155-07-O-B
PARCEL: 7.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Sandra G. H. Zakroff and husband, Bert Zakroff**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Zhengda Pan and wife, Haiyun Liu**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Poplar Creek Estates, Phase V, Section A Subdivision (The Highlands of Allens Green), of record in Book 9700, page 390, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra G. H. Zakroff and husband, Bert Zakroff by Warranty Deed from Zaring Homes, Inc. dated October 14, 1998, recorded October 20, 1998, in Book 11162, page 500, Register's Office for Davidson County, Tennessee.

Subject to restrictions in Book 9472, page 824, Book 10425, page 93; easement in Book 4817, page 784; charter in Book 7120, page 125; and all matters on the plan of record.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of November, 2004.

GRANTOR:

Sandra G. H. Zakroff by Tammy Healy as AIF

Sandra G. H. Zakroff by Tammy Healy as

Attorney-in-Fact

Bert Zakroff by Tammy Healy as AIF

Bert Zakroff by TammyHealy as

Attorney-in-Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Tammy Healy** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing (DEED) instrument and/on behalf of Sandra G. H. Zakroff and husband Bert Zakroff and who acknowledged that he executed the same as free act and deed of the said Sandra G. H. Zakroff and husband, Bert Zakroff and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Sandra G. H. Zakroff and husband Bert Zakroff, and appearing of record in Inst#_____ of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 30th day of November, 2004.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires: MY COMMISSION EXPIRES 11/19/08

STATE OF TENNESSEE)
COUNTY OF Davidson **)**

The actual consideration or value, whichever is greater, for this transfer is $242,000.00.

Affiant

SWORN TO and subscribed before me this 30th day of November, 2004.

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

NOTARY PUBLIC

My commission expires: